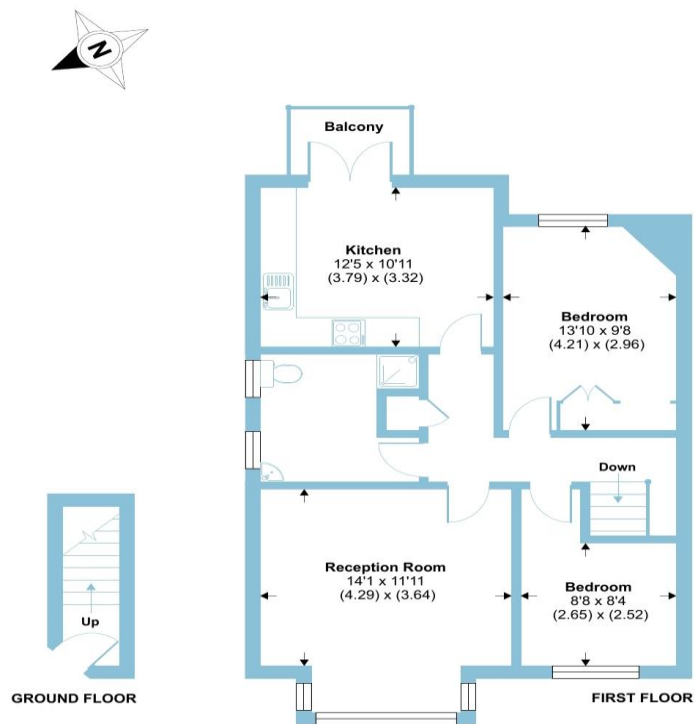




Birley Road, London N20 0EZ

Birley Road, London, N20

Approximate Area = 795 sq ft / 73.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1235117

barnard marcus

welcome to Birley Road, London

- Two Bedroom Period Maisonette
- Private Terrace
- 0.1 miles to Totteridge & Whetstone Tube Station

Tenure: Freehold

EPC Rating: D

£525,000



Situated along a peaceful and tree lined road you will find this well-maintained period maisonette comprising of two good-sized bedrooms, living area and private terrace.

This residence has been well maintained by the currently occupier and is presented in lovely condition throughout offering bright and spacious accommodation. The residence is entered through its own front door which leads onto its first-floor landing, spacious fitted kitchen dining area with direct access to this homes private terrace. This residence benefits from a good-sized living room and modern fitted bathroom. The home also benefits from the freehold being sold with this property and access to loft area. This maisonette is located just 0.1 miles from Totteridge & Whetstone Tube Station and could be ideal for a buyer wanting to travel into town.

Dating back to the 15th Century, Whetstone originated in medieval times, and legend has it that the name stems from the stone that is placed outside of the Griffin Pub, where soldiers went to sharpen their swords before the Battle of Barnet. Whetstone is perfect for both commuters and families alike. Located in zone 4, Totteridge and Whetstone northern line tube station offers easy access in and out of the city and central London, whilst also being only moments away from open countryside.

view this property online barnardmarcus.co.uk/Property/WTS107273



Property Ref:

WTS107273 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8446 6888



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20 9HS



barnardmarcus.co.uk